



## WATERVILLE PLANNING BOARD MINUTES

DATE OF MEETING: March 15, 2021

VENUE: Via Zoom

MEMBERS PRESENT: x Samantha Burdick, Chair  
x April Chiriboga  
x Tom DePre  
x David Johnson  
□ Hilary Koch  
□ Uria Pelletier  
x Bruce White

STAFF PRESENT: Ann Beverage, City Planner

### MINUTES:

Samantha Burdick made a motion to approve the minutes of the March 1, 2021, meeting. April Chiriboga seconded. Vote 5-0 in favor.

ITEM 1: Waterville Redevelopment Company III, LLC, is requesting final approval for a previously approved but expired plan for redevelopment of 30 Chase Avenue. The project includes the creation of apartments. This review is in accordance with Section 9.1.11 of the Subdivision & Site Plan Review Ordinance.

Developer Kevin Mattson and engineer Steve Roberge presented the previously approved redevelopment plan for 30 Chase Avenue, the former Seton Hospital. The Planning Board approved the plan in 2018, but the approval has expired.

There will be 68 apartments in the eight-story tower portion of the building, 55 one-bedroom units and 13 two-bedroom units. The one-story portion of the building will at some point in the future be in commercial use, with storage below. There is a tax increment financing (TIF) district in place, and the developer intends to apply to MaineHousing for funding within the next six months. The apartments are intended to be workforce housing, not low-income housing.

### DISCUSSION:

Traffic cuts through the property, traveling between First Rangeway and Chase Avenue at a fairly high rate of speed. Mr. Mattson will consider various means to discourage that, including erecting signs indicating that the road is private or possibly installing barriers with the advice of the Fire Chief.

**ACTION:**

Bruce White made a motion to reapprove the plan. Tom DePre seconded. Vote: 5-0 in favor.

ITEM 2: Waterville Redevelopment Company IV, LLC, is requesting Informal Pre-application Review for a 14-lot subdivision to be developed on Doctor's Office Drive. This review is in accordance with Article 4 of the Site Plan Review and Subdivision Ordinance.

Developer Kevin Mattson and engineer Steve Roberge presented plans for a 14-lot subdivision to be constructed on Doctor's Office Road. The access road for the subdivision will intersect with Lincoln Street at a 90-degree angle, unlike the existing road which intersects at approximately 30 degrees, creating sight distance issues. The new road will terminate in a hammerhead turnaround north of Runnals Stream.

Lots will be at least 20,000 square feet each, served by water lines connecting to the Kennebec Water District main in Lincoln Street and sewerage lines connecting to the Waterville Sewerage District force main to the south. Electrical lines will be underground.

Stormwater will run down the road to a detention pond at the end, where it will be filtered and released into the wetland. The pond will be empty most of the time, except during rain events and perhaps the day after rain has fallen.

Residents of Lincoln Green Condominiums requested that the developer leave as many trees as possible at the terminus of the roadway.